Town of Primrose
Comprehensive Plan Steering Committee Meeting 1/11/2010

Notes:

Town Board moratorium on rezones and land divisions until comprehensive plan is adopted by Town Board.

Include language to make sure that maps are guides and that more detailed information will be accepted. Language needs to make clear that development must meet all criteria (i.e., history, soil types and others

Edits:

Add "parcel size" to text list of siting criteria. (Recheck against 1994 revised plan).

Correct references to Door Creek to "Deer Creek."

Include date for existing farm residences.

Include source for change in RPC Land Use Inventory data.

Remaining issues:
*In current adopted plan.

- Redivision of substandard parcels
    - OK if 10 acres or more*
    - Do not allow redivision
    - Other

- "Retirement home" exemption from siting criteria. (Establish criteria)
    - Exempt entirely if landowner has lived in town for 10 years or more*
    - Do not exempt from siting criteria
    - Allow for limited exemptions from siting criteria, and/or change eligibility for exemption.
    - Other

- What's in and what's out of the Environmental and Resource Protection area, and in text siting criteria.
    - Wetlands/floodplains/steep slopes*
    - Group I & II soils*
    - Group III soils
    - History of agricultural use*
    - Parcel size*
    - Commitment of owner to continued agricultural use*
    - Adjacent land uses*
    - Natural features, such as significant native woodlands or grasslands*
    - Degree of investment in agricultural operations*
    - Woodlands > 20 acres
    - Other
    - What other things need to be included if siting criteria are relaxed?

- Whether or not an existing residence that is on A-1(ex) larger than 35 acres counts against density policy.
    - Counts against density policy
    - Counts if divided and rezoned*
    - Do not count
    - Other

- Contiguous vs. non-contiguous lands.
    - Non-contiguous lands counted as part of original farm for calculating density*
    - Only contiguous lands counted as part of original farm for calculating density.
    - Other